

PREPARED BY AND RETURN TO:
FILE NO: 03060187
REALTY TITLE
1306 Goodman Road, Suite 110
Southaven, MS 38671
Phone Number: (662) 536-1770

BK 0450 PG 0733

WARRANTY DEED

Martha Jane Sanders

GRANTOR

Dennis M. Clemmer

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Martha Jane Sanders does hereby sell, convey and warrant unto Dennis M. Clemmer, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 1301, Section C, Southaven West Subdivision, situated in Sections 22 and 23, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 2, Page 59, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property as conveyed to Hayden Virgil Sanders and wife, Martha P. Sanders by Warranty Deed of record in Book 57, Page 530, in the office of the Chancery Clerk of DeSoto County, MS. The said Hayden Virgil Sanders died on May 16, 2003, leaving Martha P. Sanders as the survivor.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 30th day of July, 2003.

Martha Jane Sanders
Martha Jane Sanders

STATE MS.-DESOTO CO. ^{BC}
FILED ^{HL}
AUG 19 2 26 PM '03

STATE OF MISSISSIPPI
COUNTY OF DESOTO

BK 450 PG 733
W.E. DAVIS CH. CLK.

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Martha Jane Sanders, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this 30th day of July, 2003.

Sally W. Pettigrew
Notary Public

Grantors' Address:

1325 Mc Ingvale Road
Hernando, MS 38632
H- 662-449-5545
W- N/A

Grantees' Address:

5050 Wedgewood Drive
Olive Branch, MS 38654
H- 662-895-1166
W- N/A